



**Planning Board
Town of Hanover
550 Hanover Street
Hanover, MA 02339**

Meeting Minutes of Monday January 13, 2014

Planning Board Attendees:

Present: Richard Deluca, Lou Paradis, Ken Blanchard, Jeff Puleo, Bernie Campbell, Meagan Neville Dunne & Anthony Losordo

Others: Margaret Hoffman; Assistant Town Planner / CPC Coordinator
Peter Matchak; Administrative Assistant

Richard Deluca, Planning Board Chairman, called the meeting to order at 6:45 p.m. in the second floor hearing room at Town Hall, Hanover, Massachusetts.

Review of December 16, 2013 Planning Board Meeting Minutes:

The Board reviewed the Planning Board meeting minutes from December 16, 2013. Jeff Puleo made a motion to accept the Planning Board meeting minutes from December 16, 2013 as amended. Lou Paradis seconded the motion. All others voted in favor.

Zoning Articles for May 2014 Town Meeting:

At 7:00 pm, Chairman Rich Deluca opened the public hearing for submission of Zoning Articles to the 2014 Annual Town Meeting Warrant. Anthony Losordo read the public hearing notice into the record. The public notice ran in the Hanover Mariner on December 25, 2013 and January 1, 2014. Ken Blanchard then made a motion to waive the reading of the articles. Jeff Puleo seconded the motion and it was so vote unanimously. The Planning Board reviewed and drafted changes to three proposed zoning articles for the May 2014 Town Meeting as follows:

Registered Marijuana Dispensaries (RMD) This zoning bylaw revision creates an overlay district in the location described as northeasterly of Route 3 and 53 to the town line. This new overlay district would remove the Medical Marijuana moratorium which is due to expire. The definition of where children congregate was talked about. A newly created definition from the Department of Public Health defines “places where children congregate” as locations where children congregate in volumes on a scheduled basis. The Hanover Police Department has asked to include in the bylaw that a percentage of RMD gross sale be donated to the Hanover Dream Fund to help educate drug awareness in the town’s school systems. The annual gross sale would be reported to the town in a report annual submitted by January 31 of each calendar year. In addition the Hanover Board of Health is drafting regulations for RMD’s. Jeff Puleo made a motion to submit the article as discussed to the May 2014 Town Meeting warrant. Bernie Campbell seconded the motion. All others were in favor.

VPUD Zoning Bylaw This zoning bylaw revision would amend the VPUD Zoning Bylaw section 6.11.30.A Dwelling Unit Requirement by replacing the current language with language that gives the Planning Board the authority to waive or reduce the requirements of this section. Ken Blanchard made a motion to submit an article proposing changes to Section 6.11.30.A of the Zoning Bylaws to the May 2014 Town Meeting warrant. Jeff Puleo seconded the motion. All others were in favor.

Illicit Discharge Bylaw This article is being submitted to the warrant by the Planning Board in order to meet the deadline for submissions. This is an amendment to the General Bylaw that was adopted at the 2013 Town meeting. The Attorney General is requiring the Town to amend the enforcement section of the newly adopted bylaw to remove the language in Section 12 Enforcement which states:

“Any person that violates any provision of these regulations may be punished, under MGL C. 40 s 21D as a noncriminal offense, fines of not more than \$300. Each day or portion thereof during which a violation continues shall constitute a separate offense. The Board and Commission or its duly authorized agent is an authorized officer to impose such fines”

The Attorney General requires that the language concerning the amount of the fine be specific and that the words “fines of not more than \$300” be changed to read “fines of \$300.” Jeff Puleo made a motion to submit an article proposing changes to General Bylaw 6-28 Section 12 Enforcement to the May 2014 Town Meeting warrant. Bernie Campbell seconded the motion. All others were in favor.

555 Whiting Street (PB11-19C):

The Board was presented with a lot release request for 555 Whiting Street subdivision. Because this is a small private road that was granted waivers from the Subdivision Control Law, the Assistant Town Planner recommended that the Board require the completion of all landscaping and stormwater management systems and adherence to the requirements of the Board’s original decision other than the requirement for a guaranteed deposit. The Board agreed that the applicant should complete the items necessary to protect any impacts to the abutters as stated in the original decision and waived the requirement for a guaranteed deposit. The Board asked the Assistant Town Planner verify that all items are completed and resubmit the request at the next meeting.

Village Commons: The Board has been asked to submit a letter of support for the Northland Residential/Village Commons to the ZBA for the variance request for this project. Jeff Puleo made a motion to endorse a letter of support for Northland Residential/Village Commons to the ZBA. Ken Blanchard seconded the motion and it was so voted unanimously.

Ken Blanchard made a motion to adjourn the Planning Board meeting at 8:50 p.m. Jeff Puleo seconded the motion. All others voted in favor.

Respectfully submitted by Peter Matchak, Administrative Assistant